

CITY OF CHARLESTON PLANNING COMMISSION

MEETING OF JANUARY 15, 2014

A meeting of the City of Charleston Planning Commission will be held at **5:00 p.m., on Wednesday, January 15, 2014** in the Meeting Room, Third Floor at 75 Calhoun St (Charleston County School District Building). The following applications will be considered:

REZONINGS

1. **Southwest corner of Main St and Burger St (Ashleyville – West Ashley) TMS# 4181100034 – 0.676 ac.** Request rezoning from Single-Family Residential (SR-2) to Single-Family Residential (SR-4).

Owner: Bussy, LLC
Applicant: Forsberg Engineering

2. **465 Meeting St, 124 Columbus St, 33 Line St and two other properties without addresses (Peninsula) TMS# 4590503115, 116, 118, 124 & 133 – 2.80 ac.** Request rezoning from General Business (GB) and Light Industrial (LI) to Mixed Use Workforce Housing (MU-2/WH).

Owner: Evening Post Publishing Company
Applicant: Evening Post Publishing Company

REZONING/ORDINANCE AMENDMENT

1. Request approval to amend Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) **by adding a new Old City Height District 100/30 – Urban Street, and changing the Zone Map, which is part thereof, so that certain properties, including those bearing the following Charleston County tax map numbers, as indicated, to wit: TMS# 4590503115, 116, 118, 124, and 133, which includes 465 Meeting St, 124 Columbus St, 33 Line St and two other properties without addresses, be rezoned to Old City Height District 100/30 – Urban Street from Old City Height Districts 80/30 and 55/30.**

Owner: Evening Post Publishing Company
Applicant: City of Charleston

SUBDIVISIONS

1. **Arcadian Way (West Ashley) TMS# 4181500039 & 017 – 1.448 ac.** Request preliminary subdivision plat approval for five lots. Zoned Single-Family Residential (SR-1).

Owner: Gary Lemel
Applicant: Lowcountry Land Development Consultants – Kevin Coffey

2. **Main Rd, Clark Hills Cir & Church Place Rd (Johns Island) TMS# 2530000199, 285 & 334 – 55.25 ac.** Request Cluster Development subdivision concept plan approval. Zoned Single-Family Residential (SR-1 & SR-7).

Owner: Grace Plantation Dev., LLC
Applicant: Locklair Consulting, Inc. – Elliott Locklair

3. **3082 Ashley River Rd (West Ashley) TMS# 3580000010** – 43.81 ac. Request subdivision concept plan approval. Zoned Diverse Residential (DR-9).
Owner: Mungo Homes Coastal Division, LLC
Applicant: Mungo Homes Coastal Division, LLC

ZONINGS

1. **1525 Joan St Units A & B (Avondale – West Ashley) TMS# 3521300156** – 0.20 ac. Request zoning of Single and Two-Family Residential (STR). Zoned Single-Family Residential (R-4) in Charleston County.
Owner: Greg Garvan & Priscilla Quirk
2. **213 Tall Oak Ave (Ashley Forest – West Ashley) TMS# 4181300018** – 0.13 ac. Request zoning of Single-Family Residential (SR-2). Zoned Single-Family Residential (R-4) in Charleston County.
Owner: Kathleen A. Walker
3. **Cooper Judge Ln (James Island) TMS# 4270000077** – 1.9 ac. Request zoning of Single-Family Residential (SR-1). Zoned Special Management 3 (S-3) in Charleston County.
Owner: Marcus J. Simmons
4. **2042 Terrabrook Ln (Terrabrook – James Island) TMS# 3410000058** – 0.22 ac. Request zoning of Single-Family Residential (SR-1). Zoned Single-Family Residential (R-4) in Charleston County.
Owner: Crescent Homes LLC

REPORT OF THE TECHNICAL REVIEW COMMITTEE

Over the past month, the following subdivision projects were submitted to the TRC for review and approval. The findings of the TRC shall be presented to the Planning Commission. Items approved by the TRC comply with all applicable regulations and standards of the City of Charleston.

PRELIMINARY & FINAL PLATS

1. **MAIN RD/MCLERNON TRACE (WEST ASHLEY) TMS# 2850700012**, 4.2 ac, 2 lots, GB. Preliminary and final subdivision plat approved.
2. **BROWNSWOOD RD (SWYGERT'S LANDING, PHASE 2B – JOHNS ISLAND)** – TMS# 3120000050, 36 lots, C/ND. Final subdivision plat approved.
3. **HARBORTOWNE RD (HARBOR WOODS – JAMES ISLAND)** – TMS# 4280000009, 38 lots, 15.35 ac, SR-1. Final subdivision plat approval pending.
4. **CAROLINA BAY DR (CAROLINA BAY 11A – WEST ASHLEY) TMS# 3070000004 & 005** 5.796 ac, 38 lots, PUD. Final subdivision plat approval pending.
5. **WILLIAM E. MURRAY BLVD (CAROLINA BAY 9A & 9B – WEST ASHLEY) TMS# 3070000100**, 25.242 ac, 69 lots, PUD. Final subdivision plat approval pending.
6. **BATTERY ISLAND DR & SCUDDER LN (BATTERY ISLAND ROW – JAMES ISLAND) TMS# 4310000287**, 1.3 ac, 6 lots, SR-2. Final subdivision plat under review.
7. **1940 GRIMBALL RD (JAMES ISLAND) TMS# 3340400038 & 039**, 1.522 ac, 4 lots, RR-1. Final subdivision plat approved.

8. **RUTHERFORD WAY (CAROLINA BAY 13B – WEST ASHLEY)** TMS# 3090000054, 21.56 ac, 52 lots, PUD. Preliminary subdivision plat approval pending.
9. **LAURENS ST & CONCORD ST (PENISULA)** TMS# 4580102066 & 027, 1.63 ac, new R/W and 1 lot, MU-2. Preliminary subdivision plat approved.
10. **BROWNSWOOD RD & SOUTHWICK DR (FENWICK HILLS PHASE 2 – JOHNS ISLAND)** TMS# 2790000017 & 666, 16.613 ac, 57 lots, SR-1. Preliminary subdivision plat approved.
11. **1728 BATTERY ISLAND DR (JAMES ISLAND)** TMS# 3340500026, 1.73 ac, 2 lots, RR-1. Preliminary subdivision plat approved.

ROAD CONSTRUCTION PLANS

1. **LAURENS ST & CONCORD ST (PENISULA)** TMS# 4580102066 & 027, 1.63 ac, new R/W and 1 lot, MU-2. Road plans under review.
2. **RUTHERFORD WAY (CAROLINA BAY 13B – WEST ASHLEY)** TMS# 3090000054, 21.56 ac, 52 lots, PUD. Road plans approval pending.
3. **RUTHERFORD WAY (CAROLINA BAY 16A – WEST ASHLEY)** TMS# 3090000054, 25.61 ac, 21 lots, PUD. Road plans approval pending.
4. **ASHLEY RIVER RD (CHURCH CREEK LANDING PHASE 2 – WEST ASHLEY)** TMS# 3550700012, 3.1 ac, 15 lots, DR-12. Road construction plans under review.

Individuals with questions concerning the above items should contact the Department of Planning, Preservation and Sustainability at (843) 724-3787. Files containing information pertinent to the above applications are available for public review at the City of Charleston Zoning Office, 75 Calhoun St, Charleston County School District Building), Third Floor, during regular working hours, 8:30 a.m. to 5:00 p.m., daily except Saturdays, Sundays, and holidays. Additional information on these cases may also be obtained by visiting www.charleston-sc.gov/pc.

In accordance with the Americans with Disabilities Act, people who need alternative formats, ASL (American Sign Language) Interpretation or other accommodation please contact Janet Schumacher at (843) 577-1389 or email to schumacherj@charleston-sc.gov three business days prior to the meeting.